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URBAN/MUNICIPAL

TERMS OF REFERENCE
PREPARATION OF A CONCEPT PLAN
FOR THE HAMILTON BEACH.

Terms of Reference
Preparation of a Concept Plan
for the Hamilton Beach

A. Introduction

In 1975 the Province of Ontario through the Hamilton Region Conservation Authority agreed to participate with the City of Hamilton in the acquisition of properties along the Hamilton Beach between the Confederation Park boundary on the east, and the canal on the west. The City of Hamilton first initiated the acquisition project as a result of public pressure to eliminate problems caused by flooding, erosion and septic tank malfunctions. For similar reasons, the 1974 Halton-Wentworth Waterfront Study recommended that the entire Beach be acquired for open space and recreation purposes.

The decision by the Conservation Authority and the Province to participate with the City in this project required the signing of a three party agreement outlining the respective responsibilities of affected parties. The basic provisions of the agreement are as follows:

1. The Authority to purchase all Beach properties (save and except properties to be acquired by the Ministry of Transportation and Communications for road widening purposes) with the City of Hamilton Real Estate Department to act as the Authority's agent.
2. All properties to be leased back to the City immediately after acquisition.
3. The City to pay rent equal to realty taxes (which the Authority is required to pay by virtue of it owning the lands).

Appendix "E" as referred to in Item 5
of the Second Report for 1986 of the
Planning and Development Committee.

4. The City to be responsible for demolishing all buildings within 90 days of the leasing of the property except buildings identified by LACAC as having architectural or historical significance.
5. The City to make site improvements to leased properties, e.g. levelling, seeding, barricades, etc.
6. The City to maintain leased properties.
7. The City to develop leased lands for open space and recreation in accordance with a master development plan. The Authority and the City are both responsible for the development of such a plan. No time limit for the preparation of a plan was set.

With reference to the master development plan, the acquisition program began with the understanding that the entire Beach would be acquired and that the matter of detailed master planning would be more appropriately addressed during the final stages of the acquisition phase.

However, since 1980, several issues and concerns have surfaced which cannot be resolved without having the benefit of a master development plan, or at least a plan which outlines basic development concepts. These issues and concerns are summarized in the "Background" section of these Terms of Reference. In view of these issues and concerns, the Conservation Authority, the City of Hamilton and the Provincial Government deemed it appropriate to re-evaluate the present Beach project and decided therefore to invite proposals from qualified consulting firms (or a consortium of firms hereinafter referred to as "consultant") to assist in this re-evaluation process by undertaking the preparation of an overall Beach concept plan. The main purpose of this undertaking is to develop a long term acquisition and development strategy for the Beach keeping in mind the basic

Project objectives of the acquisition program, i.e. to resolve flooding and erosion problems and to develop existing and future acquired property acquisitions for open space and recreation purposes. In this connection, the consultant is to consider the possibility of a mixed land use as an alternate long range strategy as long as the project objectives are not compromised. Further, all three parties agreed that it would be in the best interest of the project to establish a steering committee to work closely with the consultant on a regular basis throughout the plan preparation period. Steering committee members will represent the Conservation Authority, the City and Region, the Province, public at large, and the Beach community.

Background Information

To assist those consultants interested in submitting a proposal in understanding the project more fully, the following provides a summary of project statistics as well as issues and concerns which have surfaced since the project started is provided.

1. At the outset of the acquisition program, 685 residential and commercial units occupied the 187 acre Beach community. Of this number, the Ministry of Transportation and Communications was expected to purchase 135 homes thus leaving 550 to be acquired by the Hamilton Region Conservation Authority. To date, the Ministry of Transportation and Communications has acquired approximately 95 properties. One hundred and seventy four properties have been acquired by the Hamilton Region Conservation Authority. Between the Ministry and the Authority, 39% of the residential and commercial units have been acquired.

...the objectives of the agricultural program, 1952-1953, the Ministry of Agriculture and Forestry, the Ministry of Transportation and Communications, the Ministry of Health, the Ministry of Education, the Ministry of Social Welfare, the Ministry of Labor, the Ministry of Finance, the Ministry of Justice, the Ministry of the Interior, the Ministry of the Navy, the Ministry of the Air Force, the Ministry of the Army, the Ministry of the Police, the Ministry of the Coast Guard, the Ministry of the Customs, the Ministry of the Taxation, the Ministry of the Audit, the Ministry of the Statistics, the Ministry of the Census, the Ministry of the Migration, the Ministry of the Naturalization, the Ministry of the Citizenship, the Ministry of the Nationality, the Ministry of the Ethnicity, the Ministry of the Religion, the Ministry of the Culture, the Ministry of the Arts, the Ministry of the Sports, the Ministry of the Recreation, the Ministry of the Tourism, the Ministry of the Hospitality, the Ministry of the Entertainment, the Ministry of the Media, the Ministry of the Information, the Ministry of the Communication, the Ministry of the Transportation, the Ministry of the Infrastructure, the Ministry of the Environment, the Ministry of the Conservation, the Ministry of the Protection, the Ministry of the Security, the Ministry of the Defense, the Ministry of the War, the Ministry of the Peace, the Ministry of the Diplomacy, the Ministry of the Foreign Affairs, the Ministry of the International Relations, the Ministry of the Globalization, the Ministry of the Multilateralism, the Ministry of the Multinationalism, the Ministry of the Multiculturalism, the Ministry of the Multilingualism, the Ministry of the Multireligiousness, the Ministry of the Multiracialism, the Ministry of the Multisocialism, the Ministry of the Multieconomicity, the Ministry of the Multitechnology, the Ministry of the Multiculturalism, the Ministry of the Multilingualism, the Ministry of the Multireligiousness, the Ministry of the Multiracialism, the Ministry of the Multisocialism, the Ministry of the Multieconomicity, the Ministry of the Multitechnology.

Background Information

To assist those concerned interested in submitting a proposal to participate in the project, the following provides a summary of project objectives as well as issues and questions which have arisen since the project started in 1952.

1. At the outset of the agricultural program, 1952-1953, the Ministry of Agriculture and Forestry, the Ministry of Transportation and Communications, the Ministry of Health, the Ministry of Education, the Ministry of Social Welfare, the Ministry of Labor, the Ministry of Finance, the Ministry of Justice, the Ministry of the Interior, the Ministry of the Navy, the Ministry of the Air Force, the Ministry of the Army, the Ministry of the Police, the Ministry of the Coast Guard, the Ministry of the Customs, the Ministry of the Taxation, the Ministry of the Audit, the Ministry of the Statistics, the Ministry of the Census, the Ministry of the Migration, the Ministry of the Naturalization, the Ministry of the Citizenship, the Ministry of the Nationality, the Ministry of the Ethnicity, the Ministry of the Religion, the Ministry of the Culture, the Ministry of the Arts, the Ministry of the Sports, the Ministry of the Recreation, the Ministry of the Tourism, the Ministry of the Hospitality, the Ministry of the Entertainment, the Ministry of the Media, the Ministry of the Information, the Ministry of the Communication, the Ministry of the Transportation, the Ministry of the Infrastructure, the Ministry of the Environment, the Ministry of the Conservation, the Ministry of the Protection, the Ministry of the Security, the Ministry of the Defense, the Ministry of the War, the Ministry of the Peace, the Ministry of the Diplomacy, the Ministry of the Foreign Affairs, the Ministry of the International Relations, the Ministry of the Globalization, the Ministry of the Multilateralism, the Ministry of the Multinationalism, the Ministry of the Multiculturalism, the Ministry of the Multilingualism, the Ministry of the Multireligiousness, the Ministry of the Multiracialism, the Ministry of the Multisocialism, the Ministry of the Multieconomicity, the Ministry of the Multitechnology.

2. During the period 1976 to 1985, approximately \$4,000,000 has been spent by the Authority on acquisitions (at an estimated average cost of \$22,900 per property or \$114,000 per acre which includes legal, negotiation, security, demolition, and site restoration. The annual breakdown of acquisition expenditures is as follows:

1976	\$ 56,500	1981	\$545,000
1977	600,000	1982	467,000
1978	600,000	1983	163,636
1979	600,000	1984	200,000
1980	600,000	1985	100,000 (200,000 budget)

The total Provincial contribution to date is + \$2,080,000 based on a level of involvement ranging from 50 to 55 percent.

3. During the initial four year period of the program, acquisitions occurred in a relatively straight forward manner and in compliance with the previously agreed to terms of the three party agreement.
4. The City is responsible for property maintenance which involves site clean up and grass cutting. In order to minimize costs in this area during the acquisition phase, the City in 1980, requested the Authority to consider the merits of leasing lands to adjoining landowners for their private use. While this suggestion was rejected by the Authority and the City Real Estate Department, the cost of maintenance increases annually and the level of service is of concern to local residents.

During the period 1966 to 1970, approximately \$4,000,000 was spent by the City for the acquisition of land for the development of the area. The City has been successful in securing the necessary funds for the development of the area. The City has been successful in securing the necessary funds for the development of the area. The City has been successful in securing the necessary funds for the development of the area.

1970	\$4,000,000	1966	\$4,000,000
1971	\$4,000,000	1967	\$4,000,000
1972	\$4,000,000	1968	\$4,000,000
1973	\$4,000,000	1969	\$4,000,000
1974	\$4,000,000	1970	\$4,000,000

The total projected expenditures for the period 1971 to 1975 are based on a level of investment ranging from \$2.5 to \$3.5 million.

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5. In 1982, a Beach Implementation Task Force was established to deal with a variety of issues affecting property maintenance, building renovations and expansions, etc. The Task Force consisted of two Beach residents and one senior representative of the City, the Region and the Authority. After four meetings and successful resolution on several points, the committee was disbanded.
6. Reduced Provincial funding together with higher property values for the remaining privately held lands make it impossible to achieve completion of the acquisition phase by the year 2005 as initially projected..
7. Twenty-two residences have been identified by LACAC as being of architectural or historical significance.
8. The City has indicated concern regarding the policy on demolition of residences purchased by the Authority on the premise that certain residences may be habitable and should therefore be offered for public occupancy on a lease basis.
9. Public opinion is changing and Beach residents in particular have voiced opposition to the present policy to acquire the entire Beach community.
10. In December 1984, the Conservation Authority requested an outside consultant to provide an opinion on how a mixed use development concept, i.e. open space and recreation and residential could work. This report indicates that a mix of land uses would not necessarily be an obstacle to a viable urban waterfront park. The report did not however address the issue of flooding and erosion.

11. The City of Hamilton and the Regional Municipality of Hamilton-Wentworth have requested the Authority to limit property acquisitions to "hardship" cases until a Master Development Plan is completed.

C. Study Objectives

The basic objectives of this work are:

1. To identify and evaluate conceptual development alternatives for the Hamilton Beach including consideration of a mixed use development with the emphasis on resolving existing flooding and erosion problems and maximizing the potential for waterfront access and enjoyment through the development of existing and yet to be acquired properties for open space and recreation purposes.
2. To determine a preferred conceptual development plan for the Beach complete with the necessary written documentation, to establish areas of acquisition interest and acquisition priority, a capital development plan with implementation strategy for lands to be in public ownership, maintenance and operational responsibilities for publicly held lands and, if applicable, an implementation strategy including land use and development guidelines for privately held lands not proposed for public acquisition.
3. To provide opportunities for public involvement in the preparation of the plan to ensure broad public project support.

Study Area

The area referred to as the Hamilton Beach encompasses the Lake Ontario waterfront from the Burlington Canal eastward to the west limit of Confederation Park, between the water's edge and the Q.E.W. A map of this area showing lands already purchased by the Conservation Authority, is attached.

Specific Project Tasks

1. The consultant shall become familiar with the Hamilton Beach as a whole and its urban environs and be aware of other waterfront projects in the immediate vicinity including Confederation Park, the Burlington Beach and the proposed Hamilton west harbour development.
2. The consultant shall review all available background information pertinent to the Hamilton Beach before commencing preparation of alternative concept plans and prepare a background report on the information referred to.
3. In conjunction with the steering committee, the consultant shall prepare a list of items to be addressed in the formulation of conceptual plan alternatives. The list will include but not necessarily be limited to the following:

- flooding and erosion problems
- waterfront access and related open space and recreational requirements
- servicing and health related matters
- existing land ownership pattern
- architecturally or historically significant buildings identified by LACAC
- recreational uses that may be appropriate for the area
- the potential client/user group.
- period of time and financial implications to achieve plan implementation.

4. Based on the list compiled under paragraph 3, the consultant shall prepare no less than three conceptual development alternatives for the Beach, and in conjunction with the steering committee evaluate the relative merits of each. The evaluation shall take into account various factors including but not necessarily limited to the following:

- effectiveness in resolving flooding, erosion and health related matters
- servicing requirements
- potential for maximizing access to the waterfront for recreation and open space
- land acquisition requirements and costs
- maintenance and related costs
- the potential for private investor interest
- time frame for achieving plan implementation
- public support for the proposal.

5. In conjunction with the steering committee, the consultant shall develop a preferred concept development plan for the Beach with the necessary written documentation on the full range of items considered pertinent to the overall success of the project.

Plans and text should be in sufficient detail and format to satisfy the requirements of an Official Plan Amendment as it is anticipated that the preferred concept plan may not conform precisely with existing Official Plan policies.

6. The consultant shall conduct an effective public participation program and include appropriate measures for obtaining input from Beach residents including questionnaires at key stages of the plan preparation process.

Timing

It is anticipated that a consultant will be engaged by the Conservation Authority in early 1986. The selected consultant will be expected to complete the study within a period of 6-8 months.

Meetings

During the study process, the consultant will be required to meet regularly with the steering committee to report progress, receive direction and to generally satisfy the requirements of the project. It is expected that this will involve at least six meetings. In addition, the consultant will be required to attend

and present material to at least two meetings of the Conservation Areas Advisory Board and two meetings of the City of Hamilton Planning and Development Committee. The final plan will be presented to a combined meeting of the Full Authority and Council for the City of Hamilton. Lastly, the consultant will be required to attend whatever meetings are required for the public participation component of the project.

The above outline of meeting requirements is an estimate only. Should any additional meetings be required the consultant will be expected to attend these meetings without remuneration.

H. Consulting Agreement

The selected consulting firm will be required to enter into an agreement with the Conservation Authority specifying the terms of reference, consulting fee schedules, upset limit (if applicable), and time schedule or flow chart.

I. Submissions

The Authority requires ____ copies of all interim reports, plans, drawings, etc., and ____ copies of the final Concept Plan complete with maps, schedules, appendices, etc. A set of sepias of all drafting undertaken in conjunction with the final Concept Plan is to be submitted to the client at the completion of the study.

J. Proposal Submissions and Fees

Only consulting firms experienced in recreation/land use planning with particular emphasis on waterfront development are requested to submit a proposal.

The proposal should be submitted based on a total, all inclusive, budget of \$50,000. A cost breakdown is to be included covering the following:

- preparation of Concept Plan alternatives
- preparation of preferred Concept Plan
- meetings with steering committee and Conservation Areas
Advisory Board and City Planning and Development Committee
- public participation component
- sub-consultants' fees
- report preparation
- report printing and binding
- disbursements and contingencies.

Proposals should be brief but in sufficient detail to indicate your firm's creative ability and potential for successfully achieving the requirements of this very challenging project.

K. Consultant's Qualifications

Within the proposal, the consultant shall indicate the principal(s) of the firm or firms, the composition and numerical size of the firm(s), location of head office and branch office, the length of time the principal(s) have been in practice, the

qualifications and experience of the firm or firms, by personnel who will be included with this project and the length of time each staff member has been employed with the firm(s). The proposal shall identify the project manager and clearly state the qualifications and experience of said individual. In addition, the proposal shall include a list of the firm's or firms' experience relevant to their ability to complete this study.

L. Existing Information Available

The Conservation Authority will endeavour to make available to the selected consultant the following information:

- 1) the Hamilton-Wentworth Waterfront Study, 1974
- 2) the Confederation Park Master Landscape and Development Plan 1985
- 3) the Wild Waterworks Feasibility Study, Confederation Park, 1982
- 4) Report by Moore/George Associates Inc., 1985 being a Review of Existing Policy and Future Considerations for the Hamilton Beach Strip
- 5) Conservation Authority minutes of meetings and staff reports.
- 6) Official Plan for the City of Hamilton 1982.
- 7) City of Hamilton Minutes of Meetings and staff reports.

Any other relevant material that may become available

Deadline for Proposals

The consultant shall submit () copies of his proposal to the

Hamilton Region Conservation Authority
P.O. Box 7099
838 Mineral Springs Road
Ancaster, Ontario L9G 3L3

Attention: Mr. B.W. Vanderbrug
General Manager

on or before 1986, 1:00 p.m., local time.

Following receipt of the proposals, Authority staff will contact selected consultants for the purpose of arranging an interview with steering committee members and Authority and City staff.

The Conservation Authority reserves the right to accept or reject any and all proposals and to amend, vary, or negotiate any items of these terms of reference, generally or with any individual consultant who has submitted a proposal.

For administrative purposes, Mr. Robert Chrystian, Authority staff, will service as co-ordinator for this project. Mr. David Godley, Planning Department, Region of Hamilton-Wentworth, will serve as alternate and will work with the co-ordinator to ensure proper liaison with the City of Hamilton.

For additional information or other enquiries, please contact Mr. Robert W. Chrystian, Director of Planning & Engineering, Authority Administrative Office, Ancaster - telephone (416) 525-2181. Alternatively, Mr. Godley may be contacted at City Hall, Hamilton, 6-4229.

The consultant shall submit 1 copy of his proposal to

Hamilton Region Conservation Authority

P.O. Box 1095

535 Mineral Springs Road
Ancaster, Ontario L9G 3L3

Attention: Mr. E.W. Vandenberg

General Manager

1986, 11:00 p.m. local time.

on or before

Following receipt of the proposals, Authority shall will contact
selected consultants for the purpose of arranging an interview
with attending committee members and Authority and City staff.

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any and all proposals and to award, vary, or negotiate any item
of these terms of reference, generally or with any individual
consultant who has submitted a proposal.

For administrative purposes, Mr. Robert Christian, Authority
staff, will act as co-ordinator for this project. Mr. David
Gosley, Planning Department, Region of Hamilton-Wentworth, will
serve as alternate and will work with the co-ordinator to ensure
proper liaison with the City of Hamilton.

For additional information or other enquiries, please contact Mr.
Robert W. Christian, Director of Planning & Engineering, Authority
Administrative Office, Ancaster - telephone (416) 352-1141.
Alternatively, Mr. Gosley may be contacted at City Hall, Hamilton,
416-352-1141.



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